

# *Town of Horicon*

## ZONING BOARD OF APPEALS

**Minutes of September 26, 2006 - approved 10/24/06**

Members Present: Chairperson Priscilla Remington, Harry Balz, Gail Sirrine, Dan Smith, Curt Castner  
Alternate: Jason Hill

Others Present: Counsel to Boards Mark Schachner, Zoning Officer Gary McMeekin, Planning Board Member Jim Remington

Guests Present: Steven Schreck, Patricia and Martin Fish, Kimberly Bills, Robert Yosco, Jim Miller.

### **Public Hearings:**

**File # 2006-41 Tax Map 38.-1-14.1, 38.-1-14.2 and 38.-1-14.3 Martin and Stephen Schreck** seeking an area variance from road frontage to subdivide parcel at 708 & 747 Beaver Pond Rd. Priscilla Remington asked if anyone had any comments or questions. Being no comments or questions Harry made a motion to close the public hearing, 2<sup>nd</sup> by Dan Smith. All Ayes

**The Regular meeting of the ZBA** was called to order by Chairperson Priscilla Remington. Motion to accept minutes as corrected was made by Harry Balz, 2<sup>nd</sup> by Jason Hill.

### **UNFINISHED BUSINESS:**

**File # 2006-41 Tax Map 38.-1-14.1, 38.-1-14.2 and 38.-1-14.3 Martin and Stephen Schreck** seeking an area variance from road frontage to subdivide parcel at 708 & 747 Beaver Pond Rd. Gail Sirrine stated that the issue is the driveway length. Gary McMeekin stated that the zoning ordinance does not specify length requirements for driveways. Dan Smith stated that this is a 100% variance request. Priscilla Remington read the deed which states a 20' wide easement. Harry stated his concerns regarding the town's liability for emergency vehicles to access the lot. Mark Schachner stated that the board can seek input from the Fire Co and Emergency Squad. Brief discussion ensued regarding the length of the driveway and the character of the land. Gail Sirrine made a motion to approve the variance as there is no undesirable change to the character of the neighborhood or detriment to nearby properties. The benefits sought by the applicant can not be achieved by other means. The variance is substantial mathematically but can not be achieved by any other means. The request will not have an adverse effect on the physical or environmental conditions of the neighborhood. The request was not self created, 2<sup>nd</sup> by Dan Smith. All Ayes.

### **NEW BUSINESS:**

**File # 2006-43 Tax Map 71.-1-58 Patricia Fish** seeking an area variance to allow daughter and family to occupy the second mobile home situated on parcel located at 88 Davis Rd. Patricia Fish stated that a mobile home has been in the same place for 23 years. Dan Smith asked if the board would like a scaled plot plan of the parcel to show where the mobile home sits in relation to the road. Harry Balz stated that that information would be helpful to the board. Dan Smith made a motion to deem the application complete, refer this to the Town Planning Board requiring a scaled drawing be submitted 1 week prior to next month's meeting, 2<sup>nd</sup> by Curt Castner. All Ayes.

**File # 2006-42 Tax Map 56.5-1-6 John and Gerry Farrell** seeking a shoreline setback variance to build an addition on home located at 7756 State Rte 8. Jim Miller, representing the applicants stated

this new proposal is half the size of the previous denied request and are requesting a 7' 6" or 186 sq. ft addition to home. Gail Sirrine made a motion to deem the application complete, schedule a public hearing, refer this to the Town Planning Board and County Planning Board, 2<sup>nd</sup> by Dan Smith. All Ayes.

There being no further business before the board, Chairperson, Priscilla Remington adjourned the meeting at 8:32 PM

Respectfully Submitted.

Christine Smith-Hayes, Secretary